

Narrative

General Information

County Name: [Carroll County](#)

Person Performing Ratio Study: [Jay Morris](#)

Contact Information: jay@avs-in.com – 765-457-6787

Vendor Name (If Applicable): [Ad Valorem Solutions, LLC](#)

Additional Contacts (For purposes of the ratio study):

[Jaime Morris](#); jaime@avs-in.com 765-457-6787

Sales Window (e.g. 1/1/18 to 12/31/18):

[Due to size of County, we used sales for 01/01/2016 – 12/31/2018 for all property classes and groupings.](#)

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

[No. We did not have enough paired sales to establish a reliable time adjustment.](#)

Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

[The Residential Vacant land was grouped \(L1\). Carroll County is mainly a rural county. Therefore the homesites throughout the county are similar rural tracts and should be grouped for trending and sales ratio purposes. The land values were updated in the townships that were reassessed. Although some townships come in low, there are not enough sales in individual neighborhoods to make any further trending adjustments.](#)

[Carroll County is primarily an agricultural county. Many of the townships share the same school district, homesite rates and neighborhoods. Due to the number of sales and the similarity of neighborhoods, Adams, Liberty, Rock Creek and Washington Townships were grouped together for Residential Improved \(R1\). All of the remaining townships had enough sales and neighborhoods that they could be trended on their own.](#)

[Due to the limited amount of sales, all commercial and industrial land was trended together \(L2\). There were no changes made to commercial and industrial land except through the update of the land order.](#)

The commercial and Industrial properties are mainly in the townships of Deer Creek and Monroe. However, with this being a small rural community, and due to the number of sales in individual neighborhoods, the commercial and industrial parcels were grouped together in the ratio study (C1).

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Clay Twp. >-10% Jackson Twp. >-10%	2 parcels were re-classified from Com to Ind. (\$798,600) 9 parcels from Com to Ag or Ind. (\$2,685,200)
Commercial Vacant	Rock Creek Twp. >10% Washington Twp. >10%	Land Changed with Land Order. Land Changed with Land Order.
Industrial Improved	Jackson Twp. >10% Liberty Twp. >10%	3 parcels changed from Commercial to Industrial. Only 1 parcel and land went up with land order.
Industrial Vacant	Jackson Twp. >10%	Only three parcels – land increased land order.
Residential Improved	Rock Creek Twp. >10%	New split parcel from ag and then several new construction changes. Residential trending factors up 15%.
Residential Vacant	Adams Twp. >10% Carrollton Twp. >10% Clay Twp. >10% Washington Twp. >-10%	5 parcels were re-classified from Ag to Residential and land order updated. 2 parcels were re-classified from Ag to Residential and land order updated 2 parcels moved from New Sub Division taken out of Ag. Land values lowered due to land order.

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. Adams, Carrollton, Jackson, Liberty, Rock Creek, Washington, and parts of Tippecanoe Townships were reviewed as the first quarter of the reassessment.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed. We are completing the land order for the townships being reviewed for each phase of the reassessment. So therefore the land order was updated for the townships listed above, with the exception of Tippecanoe.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

With the number of sales in Carroll County, during the trending process we would look at 3 to 4 years worth of sales to assist with some neighborhoods that did not have a lot of sales. However, our final product was displayed with the sale dates established above.